

QUESTIONS ABOUT LICENSING CHANGES – INCLUDING CONTINUING EDUCATION – EFFECTIVE JULY 1, 2006

Sales agent license applicants will be required to satisfactorily complete the New 55 Hour Sales Agent Course and pass a State examination;

Associate Broker applicants will be required to be licensed as a sales agent with a real estate brokerage agency for at least 2 years within the 5 years immediately preceding the date of the license application and satisfactorily complete the New 60 Hour (including the Documented Field Experience Document) Associate Broker Course;

Broker applicants – no change. See requirements listed under the broker qualification information.

What follows is a list of frequently asked questions regarding the new license qualifications and continuing education requirements. If your question is not answered by the responses that follow, please contact the Commission office for assistance.

Most Frequently Asked Questions regarding the law/rule changes effective July 1, 2006:

License Qualifications:

Q. "I have a sales agent license and have completed the law and practice courses. My "two years" is up on December 20, 2006. Do I need to take the associate broker exam to qualify for the associate broker license?"

A. It depends how you qualified for your sales agent license. If you qualified for the sales agent license by passing the sales agent examination, you will not be required to pass another state test. If you qualified for the sales agent license by passing the sales agent course, you will need to pass the sales agent exam

Remember, there is no longer an examination called "associate broker".

Q. "I have a sales agent license and I completed the law course but did not complete the practice course before July 1, 2006. Will I still need to complete the practice course after July 1?"

A. Sales agents who completed one of the 2 (law or practice) current associate broker courses but not both before July 1, 2006, will need to satisfactorily complete the new 60 hour associate broker course (including the Documented Field Experience Form) offered after July 1, 2006.

Q. "I'm thinking about a career in real estate. If I complete the sales agent course or pass the sales agent exam before July 1, 2006 will I need to do anything else to qualify for a sales agent license after July 1, 2006?"

A. Only those applicants who were licensed as a sales agent on or before June 30, 2006 are eligible to transition to the associate broker license. Passage of the current sales agent course or exam prior to July 1, 2006 without the issuance of a sales agent license no longer qualifies the applicant for a sales agent license. Applicants who have not been issued a sales agent license before July 1, 2006 will need to satisfy all of the license qualifications for sales agents, which will include satisfactorily completing the new sales agent course and passing a State examination.

Continuing Education:

Q. "What is the current core course?"

A. The new core course is "New Laws & Rules Core Course" Both "Offer or Counter Offers" and the "New Laws & Rules Core Course" are currently approved as the required core course for license renewal or license activation until December 31, 2006. Effective January 1, 2007 only "New Laws & Rules Core Course" will be approved as the required core course.

Q. "My license is currently inactive. How many continuing education hours will I need to activate my license?"

A. It depends on how long your license has been inactive. 32 MRSA §13196 (2) establishes the incremental increase in the number of continuing education clock hours required to activate a license up to 6 years. After 6 years, inactive licensees are required to pass an examination to activate a license. The incremental increase by year and number of clock hours (the clock hours include the required core course – see question on core course above) is as follows:

- Inactive for one day to 2 years - 21 clock hours;
- Inactive for more than 2 years but less than 4 years – 28 clock hours;
- Inactive for more than 4 years but less than 6 years – 36 clock hours; and
- Inactive for more than 6 years requires the licensee to pass the State examination for that purpose.